

Before the Board of Zoning Adjustemnt,
District of Columbia

PUBLIC HEARING -- March 20, 1968

Appeal No. 9520-21 The American Oil Co., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board on
June 19, 1968.

EFFECTIVE DATE OF ORDER - July 11, 1968

ORDERED:

That the appeal for permission to erect office building with
roof structures in accordance with provisions of Section 3308 and
variance from the setback provisions and open arcade requirements
of Section 7515.11 at 2100 M St. NW., lots 56, 57, 859 and 860,
square 72, be granted.

FINDINGS OF FACT:

[1] The subject property is located in a C-3-B District.

[2] It is proposed to erect an eight story office building
with stores at the ground level and three underground parking
garages. There will also be a roof structure to house stair,
elevator machinery and mechanical equipment.

[3] The lot area is 41,493 square feet and the floor area
of the proposed building will be 34,880. The gross floor area is
425,760 square feet.

[4] The area of the proposed roof structure is 10,370
square feet with an FAR of 0.25.

[5] The material and color of the roof structure will be
precast architectural concrete, masonry and glass. This will
match color and facade of the building.

[6] There will be three levels of underground parking to accommodate approximately 198 automobiles. The required off-street parking for the building is 138 spaces.

[7] The area of the arcade is 5,344 square feet. It is proposed to provide an open arcade at the first floor, a portion of which, along M Street, is greater than 25 feet from the building line and along 21st Street, a portion will be at a level higher than the adjacent sidewalk.

[8] By letter dated March 29, 1968 (BZA Exhibit No. 16) appellant presented revised drawings which relocate all of the required loading berths completely within the building, and the curb cut at 21st Street was eliminated.

[9] The appeal was filed and heard under plans by Weihe, Black & Kerr, architects, drawings No. A-9, A-10, A-11, A-12, A-13 and A-14, approved as noted by Mr. Arthur P. Davis, architect-member of the Board, on March 25, 1968.

[10] No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

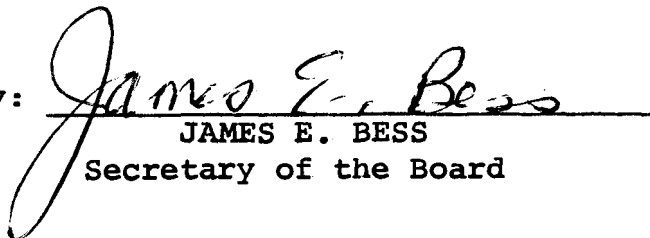
We are of the opinion that the appellant has shown a hardship sufficient to support the requested variances. Further we conclude that the granting of the variances will have no substantial adverse affect upon nearby and adjoining property and the variances may be granted within the intent and purpose of the zoning regulations and map.

We conclude that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material and color. The structures are in harmony with the purpose and intent of the zoning regulations and will not ~~tend~~ to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


JAMES E. BESS
Secretary of the Board